

AGENDA
FLATHEAD COUNTY PLANNING BOARD
August 10, 2016

The Flathead County Planning Board will meet on **Wednesday, August 10, 2016** beginning at **6:00 P.M. in the 2nd Floor Conference Room of the Earl Bennett Building, 1035 First Avenue West, Kalispell, Montana.**

Please turn off all cellular telephones.

Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair. Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting.

All decisions made by the Planning Board are considered recommendations and will be forwarded to the Board of County Commissioners for final action. Please check the County Commissioners page of the County website, flathead.mt.gov/commissioner/ or contact the Commissioners office at 758-5503, for the scheduled date and time of a particular item.

The Agenda for the meeting will be:

- A. Call to order and roll call**
- B. Pledge of Allegiance**
- C. Approval of the July 13, 2016 meeting minutes**
- D. Public Comment** (*anything not related to agenda items*)
- E. Public Hearings:** The Flathead County Planning Board will hold public hearings on the following agenda items. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:
 - a. **FPP-16-01 Whitefish River Trails Ph2-5-**A request from Conservation Land Use, LLC for preliminary plat approval of Whitefish River Trails Phase 2-5; a 17-lot clustered residential subdivision located approximately 1/3 mile east of Whitefish Stage along Mannington Street. The proposed subdivision would create 17 single-family residential lots with 16 of the lots clustered toward the western side of the property. A 42.48 acre parcel located along Whitefish River serves as the open space lot and can be developed with one single family dwelling per the Flathead County Zoning Regulations. The clustered lots would be served by shared wells and individual wastewater treatment systems and the open space lot will utilize an individual well and septic system. Primary access to the subdivision would be from Mannington Street and the applicants are requesting a variance to paving the rest of Mannington Street to Lot 21. **This is a continuation of the June 8, 2016 Planning Board meeting.**
 - b. **FPP-16-04 Fox Hill Estates Ph 3-** A request from Terry & Mark Leighty for preliminary plat approval of Fox Hill Estates Phase 3, a proposal to create 8 lots intended for single family use on 12.57 acres and located off Mennonite Church Road. The proposed subdivision lots would be served by community water and sewer systems. The property is currently unzoned.
 - c. **FZC-16-06 Consulting Investing Management LLC-** A zone change request in the Southeast Rural Whitefish and Rural Whitefish Zoning Districts by Consulting Investing Management, LLC. The proposal would change the zoning on a parcel containing approximately 17.428 acres from SAG-10 (*Suburban Agricultural*) to SAG-5 (*Suburban Agricultural*). The subject property is located at 465 Armory Road.
 - d. **FZC-16-07 Patrick Mackin-**A zone change request in the Evergreen Zoning District by Patrick Mackin. The proposal would change the zoning on four (4) parcels containing approximately 6.49 acres from R-2 (*One Family Limited Residential*) to R-4 (*Two-Family Residential*). The properties are located at 507 and 525 E Evergreen Drive and 203 Harmony Road.
- F. Old Business**
- G. New Business**
- H. Adjournment**

Note: *The next meeting will be held September 14, 2016.*

07/05/16

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5503 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.